

**Glades Technical Advisory Committee (GTAC)
Meeting of October 28, 2010
9:30 – 11:00 a.m.
Quiet Waters Assisted Living Facility
306 SW 10 Street, Belle Glade**

Minutes

Attendees:

Denny Abbott, PBC Workforce Alliance
Barbara Bell-Spence, East Beach Family Emergency Depot (EBFED)
Mary Blakeney, PBC Division of Emergency Management (DEM)
Linda Camardella, PBC School District
Larry Caraccio, PBC Code Enforcement
Richard Colon, PBC Code Enforcement
Jan Cook, PBC Workforce Alliance
Karen Corbin, Belle Glade Chamber of Commerce
Meredith Cruz, The Corradino Group
Representing Florida Department of Transportation (FDOT)
Sgt. Jermaine Ford, Palm Beach County Sheriff's Office (PBSO)
Duane Gainer, PBC Office of Community Revitalization (OCR)
Ella Gilbert, PBC Tax Collector's Office
Joe Glucksman, Quiet Waters Assisted Living Facility
Capt. Nancy Grimes, Palm Beach County Sheriff's Office (PBSO)
Pamela Guerrier, PBC Office of Equal Opportunity
Roswell Harrington, Keen Mobile Home Park / East Beach Family Emergency Depot (EBFED)
Kaye Hughes, Church of the Harvest – Glades Area
Selena Lamotte, Palm Beach County Sheriff's Office (PBSO)
Dennis Lipp, Office of PBC Comm. Jess Santamaria
Roy "Mike" McGinnis, PBC Department of Health
Angie Morlok, PBC Metropolitan Planning Organization (MPO)
Capt. Craig Prusansky, PBC Fire Rescue (PBCFR)
Erica Redmon, City of Pahokee
Chief Curtis Rice, PBC Fire-Rescue
Douglas Robinson, PBC Planning, Zoning & Building
JP Sasser, City of Pahokee
Maj. Debbie Simpson, PBC School District Police
Jeff Tarr, Pahokee Citizen
Houston Tate, PBC Office of Community Revitalization (OCR)

1. Welcome and Introductions:

Duane Gainer called the meeting to order at 9:40 a.m., introduced himself, and welcomed attendees on behalf of the Palm Beach County Board of Commissioners, Palm Beach County Administration, and Palm Beach County Office of Community Revitalization. He thanked Quiet Waters Assisted Living Facility and Joe Glucksman for hosting the meeting and providing

breakfast, and asked attendees to introduce themselves. Houston Tate echoed the thanks for Quiet Waters' hospitality.

2. Review of Minutes:

The minutes of the September 23, 2010 meeting were reviewed and approved as presented, with the correction of two typographical errors: one in the spelling of Keen Mobile Home Park (no final "e") and the other in the spelling of Linda Camardella's last name (should end in "a", not "o".) The minutes can also be found at <http://pbcgov.com/ocr/gtac/gtacmeeting.htm>.

3. Discussion and Tour of Quiet Waters Assisted Living Facility:

Joe Glucksman, Executive Director of Quiet Waters Assisted Living Facility, welcomed attendees. He stated that it was at one of the GTAC meetings that Quiet Waters was presented and gained a great deal of support from the different governmental entities usually represented at GTAC meetings. He recognized Barbara Bell-Spence for her strong support of the development and her service on the board of directors.

Mr. Glucksman gave an overview of Quiet Waters (QW) to attendees. Quiet Waters encompasses 63,000 square feet, innovative modular construction technique. The technique was so innovative for the state funding sources that QW representatives had to go all the way to Tallahassee to have the Florida Housing Finance Corporation's (FHFC) underwriting criteria adjusted to allow for this type of construction to be rated in the highly competitive application process. It was a significant accomplishment to be able to persuade FHFC to adjust their own underwriting criteria. This allowed QW to build a state of the art facility from both a programmatic and physical facility perspective.

The center area, 15,500 square feet of community service space is built with poured concrete tilt up construction, but the 93 one-bedroom residential units are poured modular construction: walls, floors and ceilings are all poured at the same time and arrived on flatbed trucks to be assembled like Lego blocks. The yellow wire is connected to the yellow wire and the red is connected to the red, and so on. Less than 30 days after the process started, the building was up. The facility is Category 5 hurricane rated, with the units having been tested at wind speeds of 185 miles per hour, impact resistant glass in the residential units, shutters for the center court area, 750 kilowatt emergency generator with 3,500 gallons of diesel fuel which will run the entire building complete (elevators, laundry, kitchen and everything) for about seven days running 24 hours a day. The expectation is that within the seven days, a fuel source would be identified to provide more fuel in the event the generator needs to be run longer. Learning from Hurricane Wilma, QW has made plans to be as self-sufficient as possible.

Quiet Waters was originally designed as an assisted living facility. When people began to apply for residency and were given the choice of what type of resident they wanted to be and what type of service they wanted to receive, at the date of this presentation 100% have elected to be independent seniors as opposed to assisted living seniors. At this time, the facility is just over 85% occupied. That made a significant difference in the way the facility would be operated. It had been intended to operate it 24 hours a day as an assisted living facility with 35 to 40 people working there at any given time. With residents choosing to live as independent seniors, that plan changed.

Quiet Waters has a full physician's office on-site with a physician that visits every week. Pharmaceutical services are delivered free of charge to residents, with all co-pays and deductibles waived for residents who elect to order their prescription drugs through United Pharmacy. Homemaker services are provided by Home Health Aides upon a physician's written order. Other home healthcare agencies deliver care through Licensed Nurses, physical therapists, physical therapist aids, occupational therapists, other physicians, durable medical equipment. Quiet Waters was designed to allow a resident to live there and age in place without the need to move into a nursing home or hospital. Hospice services are arranged through QW and the physician.

Quiet Waters receives calls from municipalities throughout the state who are interested in replicating the model. It is a demonstration model for the State of Florida Department of Elder Affairs and for the Robert Wood Johnson Foundation, the largest healthcare foundation in the world. QW has been encouraged to make a model that is replicable both in construction and in funding.

Quiet Waters' construction funding started at the local level with the Board of County Commissioners and the District Commissioner spearheading a movement to get the facility a CDBG grant from County Housing & Community Development with the support of the City of Belle Glade that came to \$250,000. That was critical to the State, demonstrating that the local government is supportive of the project. Without local support, neither the state nor any other potential funders would be interested. The City of Belle Glade gave other non-monetary support that demonstrated to the State that the city supported the project. The city's assistance in expedited plan review, rezoning, and a slight increase in density all demonstrated to the State and other funders that not only Palm Beach County but also Belle Glade were behind the project. Application was made to the Florida Housing Finance Corporation for tax credits and a SAIL loan, State apartment incentive loan dollars which is a cash flow loan that does not have to be paid back on a monthly basis until the development demonstrates through CPA reports that it can pay the interest on that loan back. The principal of \$1.75 million is not due for 30 years. The tax credits came out to \$13.6 million which was converted into \$12.5 million in hard cash for the construction phase through syndication. The Board of County Commissioners assisted with a \$600,000 funding gap through a SHIP loan. All of the funding added up to a total of \$15 million, which was the cost of the facility including all hard and soft costs and developers' fees.

On the operations budget side, QW is serving people who may have on average \$900 monthly income. The Palm Beach County Housing Authority partnered with QW for a project-based voucher agreement for 100% of QW's units. This means that the residents pay only 30% of their monthly income, whatever it may be, for their housing expenses and the Housing Authority pays the balance up to what HUD determines that a comparable fully-furnished apartment in Belle Glade would rent for. It is a pleasure to work with the Palm Beach County Housing Authority. This means that our residents have dollars in their pockets to spend. One of our residents was here having breakfast this morning, paying out of her own pocket. She does have a kitchenette in her apartment and could make her own breakfast, but decided to splurge and buy breakfast. We look to reduce expenses for the residents in whatever way we can. This facility was the first in Florida to be designated as a congregate meal site for the residents that reside here or eligible

residents in the neighborhood. We serve from 30 to 45 people on a daily basis with a free lunch here that is provided by the County.

Roswell Harrington asked how far down pilings had to be placed. Mr. Glucksman replied that pilings were not used, but rather the site was de-mucked about 5 ½ feet down, at a cost of about \$1.2 million.

Following is further information about Quiet Waters:



306 SW 10th Street
Belle Glade, FL 33430
(561) 996-7040

PROFILE

- **POPULATION SERVED** will be economically disadvantaged seniors, 62 years and older who lack a fixed, regular and adequate nighttime residence. Preference will be given seniors 62 years or older and disabled adults 50 years or older.
- **RESIDENTIAL ELEMENT** provides 93 fully furnished one bedroom apartments within a two story garden style affordable senior housing community on a 5.5 acre campus. Residential apartments will connect to a community service center.
- **AMENITIES** of the development include fully furnished apartments, fire sprinkler system, emergency call and telephone system, individual HVAC units, kitchenettes, roll in showers, computer center, secured courtyards, video surveillance and electronic lock security systems, gathering areas, large screen TV rooms, arts & crafts center, on-site physician office, beautiful dining room, beauty salon, adult day care, etc.
- **DEMONSTRATION MODEL:** Quiet Waters is a Robert Wood Johnson Foundation and State supported demonstration project for the *Coming Home Program* designed to foster independence, dignity and inclusivity for people in an affordable senior housing setting.
- **ON-SITE PRIMARY & ANCILLARY MEDICAL CARE:**
 - Physician Care;
 - Home Health Care;
 - Rehabilitation Services (Physical, Occupational & Speech Therapy).
- **COMMUNITY BASED SERVICES** available to residents of the surrounding community include (not firmed up as yet):
 - Congregate Meals and Nutritional Counseling;
 - Adult Day Care;
 - Community Events;

- Intergenerational Activities; and
- A location for organizations to bring their services to the community.
- **PROJECT BASED SECTION 8 VOUCHERS** are available for all residents of Quiet Waters. The section 8 Voucher will pay for 70% of the cost of living at Quiet Waters.
- **COST TO THE RESIDENT** is only 30% of their adjusted gross monthly income. The 30% rental payment includes a new furnished one-bedroom apartment, utilities (waters/sewer/electricity/trash), one meal per day, organized activities, use of the community service center amenities, and coordinated medical care. At the option of the resident, additional services are available for modest fees.

*Providing Housing & Supportive Services to Those in Need
A McCurdy Senior Housing Corporation Property*

3/2010

Mr. Tate stated that he was glad that Mr. Glucksman mentioned that the Quiet Waters project received its initial push and support through a presentation made at a GTAC meeting. He stated that GTAC is working to better describe the mission and goals of GTAC and its committees. He asked that attendees who are on committees take a committee form, complete it and return it to help with the further definition and development of the committees. This will help determine the next steps and how all the committees can work together to further the goals of the community and of GTAC.

4. Discussion: Pelican Lake:

After participants enjoyed their breakfast, Mr. Tate provided an overview of the Pelican Lake prisoner re-entry concerns as expressed during previous GTAC meetings and other communications. The purpose of this discussion was to allow residents to have an opportunity to express their concerns to decision makers and to learn more about the program before decisions are made or further courses of action are pursued.

Mr. Tate commended Roswell Harrington for first bringing the Pelican Lake issue to his attention by forwarding the first eviction letter that was sent out. Mr. Tate then sent the letter to Pam Guerrier of the PBC Office of Equal Opportunity. Larry Curaccio of PBC Code Enforcement visited the area. The county departments worked together to determine what type of issue Pelican Lake presents: code enforcement, legal, or other. It turned out to be a fair housing issue and the Office of Equal Opportunity was the department which pursued the matter.

The prisoner re-entry program is definitely in effect. During this discussion, the next actions based on resident concerns will be discussed. Today's discussion will not present answers, but will rather raise concerns that will be taken back for consideration by the appropriate departments and agencies. Concerns stated have included the delivery of health and human services that the re-entering prisoners would need, the perception problems for the community that might arise, or any actual problems that might take place in the community.

Ms. Guerrier gave an overview of her department's involvement. The Office of Equal Opportunity (OEO) is a county agency that enforces anti-discrimination laws: employment, public accommodations and housing. In Palm Beach County there are 11 different classes of areas in which one can be treated differently: race, color, sexual orientation, gender, national origin, religion, age, marital status, familial status, disability, gender identity or expression. Today's discussion is familial status discrimination: you have children under the age of 18 years old, you are pregnant, you are about to adopt or you have guardianship over a child under the age of 18. In the Pelican Lake case, in January 2009, Ms. Guerrier's director Harry Lamb saw an article in the Palm Beach Post stating that Pelican Lake had evicted several families because they had children under the age of 18. That rang bells in the OEO. There are two exceptions in which families with children under 18 can be prohibited: housing for older persons 55, and over and housing for older persons 62 and over.

Matthew 25 Ministries decided they wanted to have a place for sexual offenders being released from prison to have a place to live. Part of the condition of their release is that they cannot be around children. Matthew 25 worked with Mr. Alston the owner of the Pelican Lake property, leasing the property and calling the project Miracle Parks. Around the holidays, The representatives from Matthew 25 met with the Alston Management representatives and discussed the fact that families with children lived at Pelican Lake. They decided to notify the families that there would be individuals living at Miracle Parks who could not be around children. They sent out a letter that stated if families lived there with children under the age of 18, they would have to leave by January 1 and if they didn't they would be evicted. This did not fit the "housing for older persons" criteria for exemption from discrimination against children. Mr. Lamb, the director of OEO, has the authority under ordinance to draft a charge of discrimination without having someone who has complained directly to the OEO. Based on the information received, Mr. Lamb drafted the charge. The case was investigated, it was found that discrimination had taken place, and a Cause of Discrimination was entered. The parties were given an opportunity to try to resolve the case; to undo what they did. Already many of the families had moved out of Pelican Lake into different housing such as with a grandmother; they had to be transported back and forth to school. More people reported that they had been discriminated against as well. Those cases were also investigated. Legal Aid Society of Palm Beach County had clients who had also been discriminated against who came to OEO. In all of the cases, cause was found. An agreement was reached with Alston Management, Matthew 25 and Miracle Park. The Conciliation Agreement is a public document. If the residents had come to OEO first, that complaint would have been confidential, do when Mr. Tate or anyone else would ask, "Are you investigating Miracle Park," OEO would not have been able to confirm, deny or discuss the matter. But because the director of OEO filed the case under the authority of the Fair Housing Board, and the Fair Housing Board operates under the Sunshine Law, the case is public record and could be discussed. The case was conciliated and Alston Management agreed to pay for some training and to provide OEO with additional records for when people try to rent property at Pelican Lake / Miracle Park again. OEO has nothing to do with the process of prisoner re-entry. They only investigate discrimination claims. A sexual offender is not a protected class. Familial status is the protected class.

JP Sasser stated that there was deliberate action on the part of Alston Management to keep what was happening secret. The letter that was sent out notifying families that if they had children

under the age of 18 stated that the property was being converted to an adults only community. One of the restrictions on sexual offenders is that they cannot live within a certain distance of a school bus stop, and Pelican Lake had a school bus stop. They had to eliminate the school bus stop. This was when people started to realize what was really going on. He said that the majority of people who are going to live at Miracle Park are not sexual offenders; they are sexual predators. There are no facilities at Pelican Lake, there is nothing for the residents to do, and every access into the city of Pahokee is by a playground. Mr. Sasser said that Matthew 25 was run out of every other community they tried to enter, and snuck into Pahokee through deceitful means. The feeling on the part of the Glades is that they decided, "Let's put them in the Glades because nobody cares." Matthew 25 is not being visible in the community, nor addressing any of the community's concerns.

Mr. Harrington stated that Miracle Park no longer exists as such; any contract that may exist would be between Alston Management and Matthew 25.

Mr. Sasser said that Matthew 25 is supposed to be providing job training and other services to the re-entering prisoners as the basis of grant funding they received, but there is no evidence of that being done.

PBSO's responsibility is to do periodic checks to learn if there are any probation or other violations. If a person gets released from Marion County, for instance, and needs a place to reside, Pelican Lake is an option presented by the Department of Corrections.

Mr. Sasser stated that Matthew 25 representatives came before the Pahokee City Commission at one point. He believes that Matthew 25 has found a way to make some money in Pelican Lake. Mr. Sasser wants to know who provided the funding for Matthew 25 and who oversees them to ensure that Matthew 25 is carrying out the conditions of that funding. He said that now the new residents are competing with Glades citizens for jobs that are already in short supply.

PBSO representative ^{approx 1945 and} said that there are approximately 68 re-entry residents at Pelican Lake at this time. Of those, 20-~~some~~ are considered predators, The rest are offenders, Approximately 50 are now off probation. Not only does PBSO monitor, but DOC also monitors from a probation perspective.

^{PBSO 1/17} ~~representative~~ stated that the Public Defender's office has a resettlement program which should be checked into, not just the DOC, for finding out who is doing the funding and placement of the re-entering prisoners.

^{prob representative} suggested that Matthew 25 Ministries be directly asked for a copy of their contract.

Action Items:

- 1) Find out who is funding the Matthew 25 Ministries project.
- 2) Find out what the terms of Matthew 25 Ministries' contract are, i.e. services to be provided.
- 3) Find out who oversees Matthew 25 Ministries' adherence to the terms of the contract, and

Find out what any involvement by the Department of Corrections and the Public Defender's Office's resettlement program may be in the Matthew 25 Ministries project.

Duane Gainer stated that when the Pelican Lake matter was first raised, Mr. Tate directed him to look up the address and find out if the property is in the City of Pahokee or in unincorporated Palm Beach County. He found that the property is unincorporated and that the zoning at this time does not permit the use that the property is being put to. Douglas Robinson, PBC Planning, Zoning & Building (PZ&B), stated that about a year ago when the issue first arose, they were asked to investigate the project to see if it violated any zoning regulations. At that time, Matthew 25 Ministries' representatives told PZ&B that they were simply acting as property managers for the owners and that at that time there were no signs to the contrary. He said now that it is apparent that the property is being used as housing for re-entering prisoners and is in violation of fair housing laws, his office is again looking into any zoning or code violations. He asked that if anyone knows of any contacts or documentation that becomes available, his office would be interested in having the information.

Mr. Tate said that it is very difficult for any one department to relate all the facts of the Matthew 25 Ministries project. At this time, the questions need to be posed by the community so that the appropriate departments ~~can learn the answers and relay them in future meetings~~. He opened the floor to the residents, asking how they are affected and what kind of impact the project is having on them.

Mr. Harrington stated that according to his quick calculations, Matthew 25 Ministries will make over a half million dollars a year by being "property managers." He also said that there is only one church using the facility before Matthew 25 Ministries took over: a Seventh Day Adventist church which has since moved into Pahokee and is now trying to purchase the old Episcopal Church. Therefore, he said, at this time, other than the landlords, there is no religious group that he knows of currently in existence on those grounds. He said that questions as to what kind of meetings they are holding need to be asked.

Mr. Harrington stated that he used to be a probation officer and also worked sex abuse and child abuse investigation cases and, to some extent, some treatment. He said that his argument is not with the residents at Pelican Lake. He said that the residents need help and services that are not readily available in our area. He asked what the plan is for housing the Pelican Lake residents in the event of a hurricane or other disaster and an evacuation order is issued. He said that there is not a shelter in the western side of Palm Beach County where sexual offenders and predators can be placed.

Mary Blakeney, PBC Division of Emergency Management, stated that law enforcement has the ultimate authority for monitoring of any sexual offender or predator. However, in a declared state of emergency, life safety comes first. Shelters are opened up throughout the county, and are staffed by the local American Red Cross. Partner agencies work with the American Red Cross, including the Palm Beach County School District Police, PBSO and the various municipalities. Every shelter is covered with law enforcement. When people enter the shelter, during registration they will identify themselves as being sexual offenders or predators. The registration staff will

turn the individual over to law enforcement for monitoring. Law enforcement will then determine whether to isolate them in a separate room with law enforcement or take some other course, but everything possible is done to keep the sexual offender or predator away from the general public. Law enforcement can bring in their own list and compare it to the list of people registered at the shelter. If they find that a sexual offender or predator has registered at the shelter without identifying as such, then it becomes a law enforcement issue to be dealt with according to law enforcement procedures.

Major Debbie Simpson, PBC School District Police stated that if the sexual offender or predator is no longer under supervision is off supervision, they have the right to go where they want and are not required to register as an offender or predator at the shelter. Barbara Bell-Spence asked how offenders get off supervision, and for how long are they on supervision. Maj. Simpson replied that the period of supervision and the conditions of supervision are determined by the judge at sentencing and the supervision is maintained by the Department of Corrections. Special probation and parole officers are assigned to supervise these specialized caseloads. The residents at Pelican Lake were recruited by Reverend Witherow, and some are under supervision and some are not. The ones who are no longer under DOC supervision have no restrictions other than they must continue to register their residence with PBSO. The statewide database of registered sex offenders and predators is maintained by FDLE and is updated several times a day to make sure it is timely. Anyone can access the database at the FDLE website

<http://offender.fdle.state.fl.us/offender/homepage.do;jsessionid=0w+2lJJd9N1Gbf63Q+P6qg>

Mr. Tate stated that other issues to consider include what kind of mental health and human services might the re-entering prisoners need and whether there are any gang affiliations that occurred in prison that PBSO might need to be monitoring. He stated that both the general population and the re-entering prisoners have rights, and that issues and concerns need to be worked through keeping all parties' rights in mind.

Mr. Robinson stated that the Pelican Lake property is zoned agricultural production and the future land use is agricultural production. Zoning would have to coordinate with Code Enforcement to see what kind of uses are actually being made. The dwelling units on the property go back four or five decades, so they are existing units. However, he said, their use as an assisted living or congregate living facility or place of worship are not approved uses. He said that in coordination with Code Enforcement, Zoning will need to get some background information, do due diligence, and look at contracts to determine if in fact the Pelican Lake property use meets the definition or intent of a halfway house, which would be considered a congregate living facility.

5. Participant Updates:

PBC Tax Collector's Office: Ella Gilbert discussed the new, stringent identification requirements for getting a driver's license. Applicants must prove that they have a social security card and show two proofs of residents. She made available envelopes for distribution to community groups and invited attendees to the Grand Opening to be held at the Belle Glade office of the Tax Collector to be held on December 14, 2010. Beginning November 29, 2010 full driver license services will be handled through the Belle Glade office of the Tax Collector.

2011 Relay for Life: Barbara Bell-Spence, co-chair, encouraged attendees to take part in the upcoming Relay for Life.

Youth Intervention Program (YIP): Selena Lamotte reported that the YIP of PBSO has created a truancy flier which she is distributing throughout the community encouraging people to report truants.

Florida Department of Transportation (FDOT): Scott Ryder provided a written report stating that the SR 700 project should be completed by November 15, including the paving down town.

Meredith Cruz provided a written report stating that the US Highway 25 / US Highway 27 project is on schedule to be completed around the first of the year, and structural paving is complete.

Upcoming activities will be the installation of the irrigation and landscaping items, the installation of the ground mounted signage, and work on the grassed shoulder.

The meeting was adjourned at 11:26 a.m.

The next GTAC meeting will be held Thursday, November 18, 2010 at the Pahokee Parks & Recreation Department's Wellness Center, behind the Historic High School Building, 360 E. Main Street, Pahokee.

Minutes prepared by Duane Gainer and LJ Margolis.

Approved By Houston L. Tate, Director